

**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, DECEMBER 19, 2018  
APPROVED MINUTES**

**ROLL CALL:** 7:00 PM

**ATTENDANCE:** Chairperson Lisa Sadinsky; Commissioners: Todd Doyle; Jared Grise, Michael Johnson and Donald Neville; Alternate: Angelo DiMatteo, Mike D'Amato; Brian Pudlik, ZEO and Secretary to ZBA, Brittany Bermingham, AZEO

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford on Wednesday, December 19, 2018, at 7:00 p.m., to hear and act on the following petitions:

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**#21-18**      **977 New Britain Avenue** – Petition of West Hartford No. 2, LLC requesting a variance to section 177-8(E)(2)(a), Special flood hazard area. Requesting a variance to the requirement that all new structures in SFHA Zones A or AE shall have the bottom of the lowest floor elevated two (2) feet above the base flood elevation (BFE) for the construction of a new 7,422 square foot retail building at an elevation equal to the BFE, per plans on file. **BG zone**

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**Continued to the January 23, 2019 regular meeting of the ZBA**

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**#23-18**      **433-435 Prospect Avenue** – Petition of M.Rice requesting a variance to section 177-20, Obstructions in Yards. Requesting a +/-4-foot variance to the 12.8-foot side yard setback on the north side of the property and a +/-8-foot variance to the 12.8-foot side yard setback on the south side, both for the construction of a new two-family home, per plans on file. **RM-1 zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Grise. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request will not adversely impact neighboring properties.
3. The variance request is necessary due to conditions especially affecting the land such as the narrowness of the lot and the presumed need for an MDC easement on the north side of the property.

**VOTE: 5-0; Voting in favor were Commissioners: Doyle, Grise, Johnson, Neville and Sadinsky**

**Voting against: None**  
**Petition approved.**



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- Approval of minutes from the regular meeting held on November 14, 2018 (Motion; Sadinsky/Second; Johnson; Approved)
  - Approval of 2019 ZBA meeting calendar of meeting dates (Motion; Neville/Second; Doyle; Approved)
  - Election of Jared Grise as Chair and Michael Johnson as Vice Chair of the ZBA (Motion; Doyle/Second; Neville; Approved)
  - Adjournment (Motion: Neville; Grise: Second; Neville/ Approved. Meeting adjourned at 7:30pm)